

931PPS

# PRIVATE SANITARY SEWER TO SERVE Ridgeport North Addition

LOT 1

Private Project Number 931 PPS (607861)

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

September, 1999

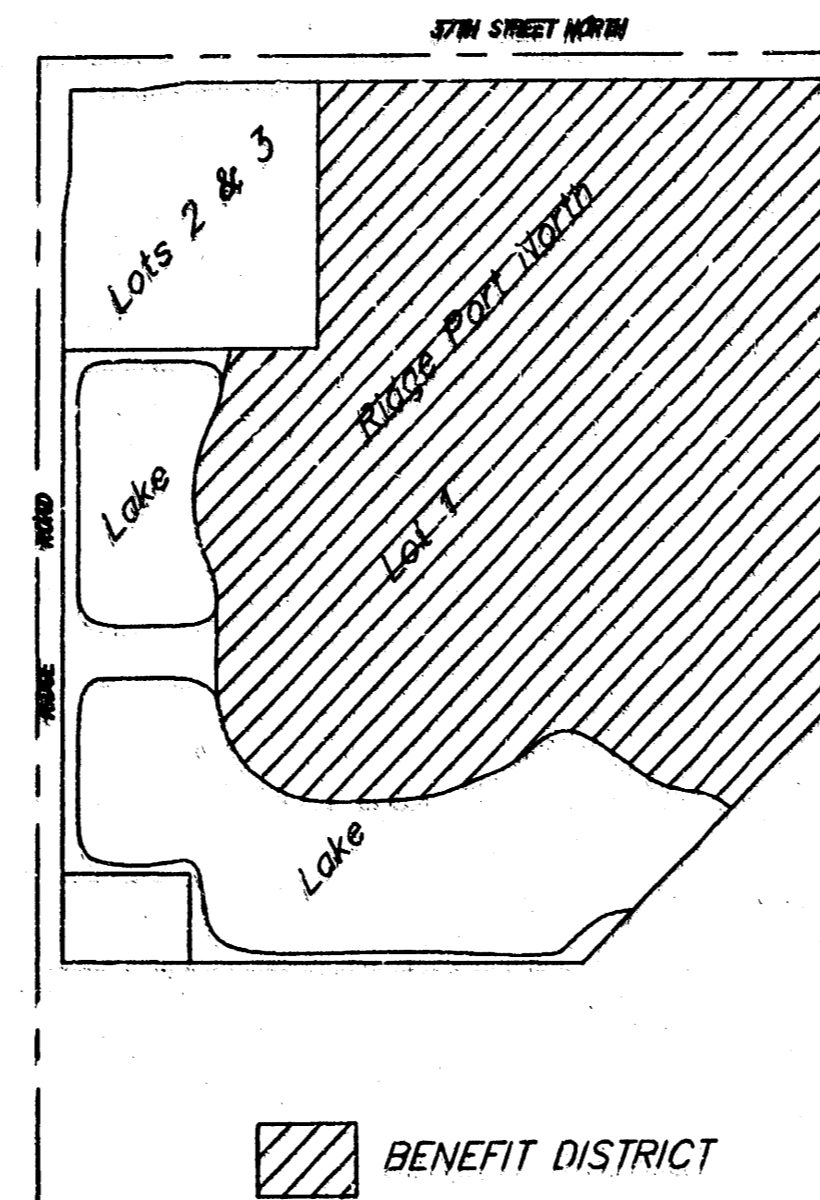
931 PPS  
928 PPS  
MICROFILM

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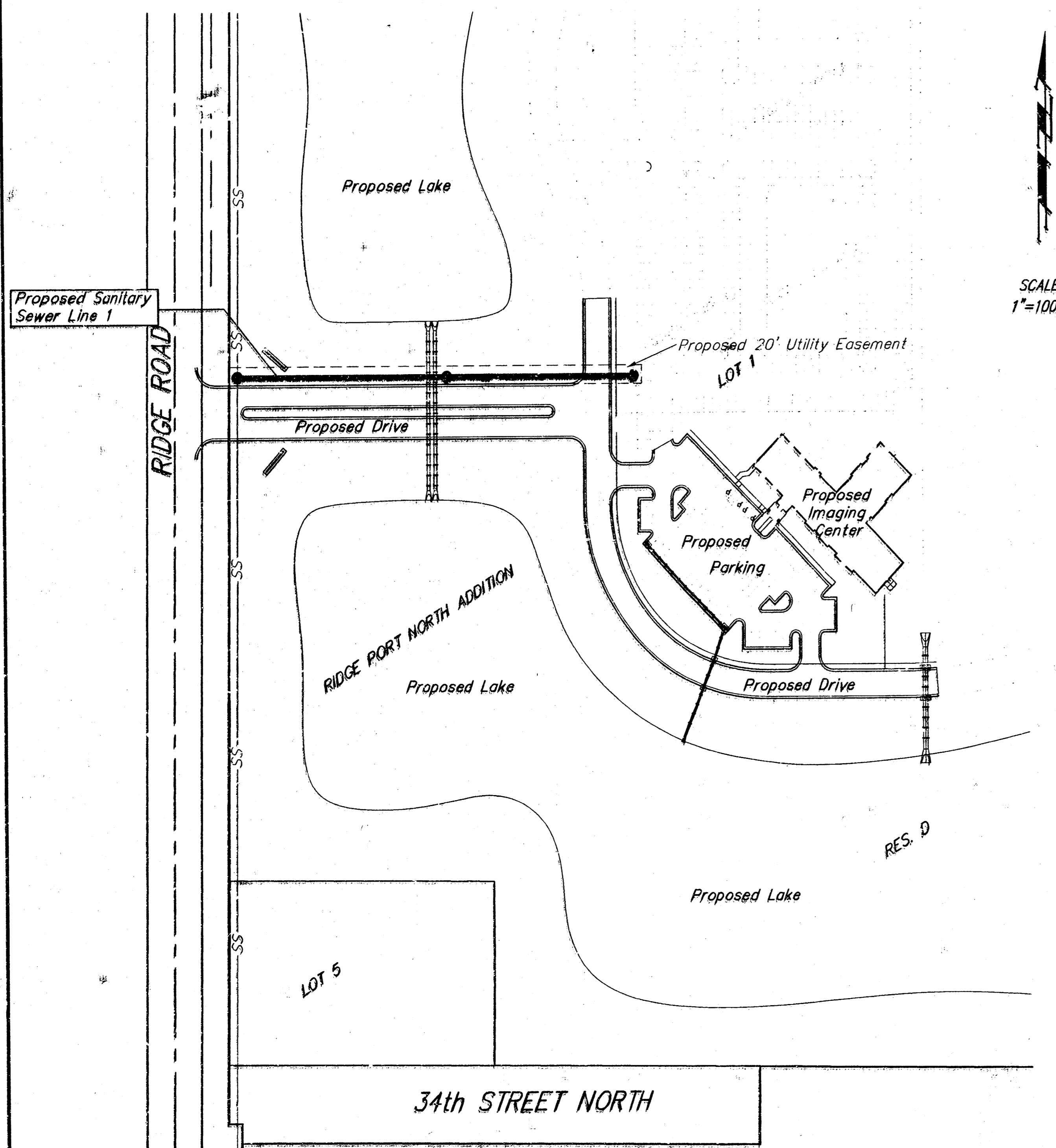
### Benchmarks:

1. "□" S.E. Cor. Bridge Deck 1/2 Mile N. Of 29th St. N. On Ridge Rd.  
ELEV. = 139.14 City Datum (1326.54 M.S.L.)
2. 60d Step Bench E. Side HLP 1936' S Of @ 37th St. N. E. Side Ridge  
ELEV. = 140.81 City Datum (1328.21 M.S.L.)
3. 60d Step Bench E. Side HLP 1405' S Of @ 37th St. N. E. Side Ridge  
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4. 60d Step Bench E. Side HLP .592' S Of @ 37th St. N. E. Side Ridge  
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5. Co. B.M. " " On S. Hubguard RCBC 73' W. Of @ Ridge Road On 37th St. N.  
ELEV. = 144.12 City Datum (1331.52 M.S.L.)

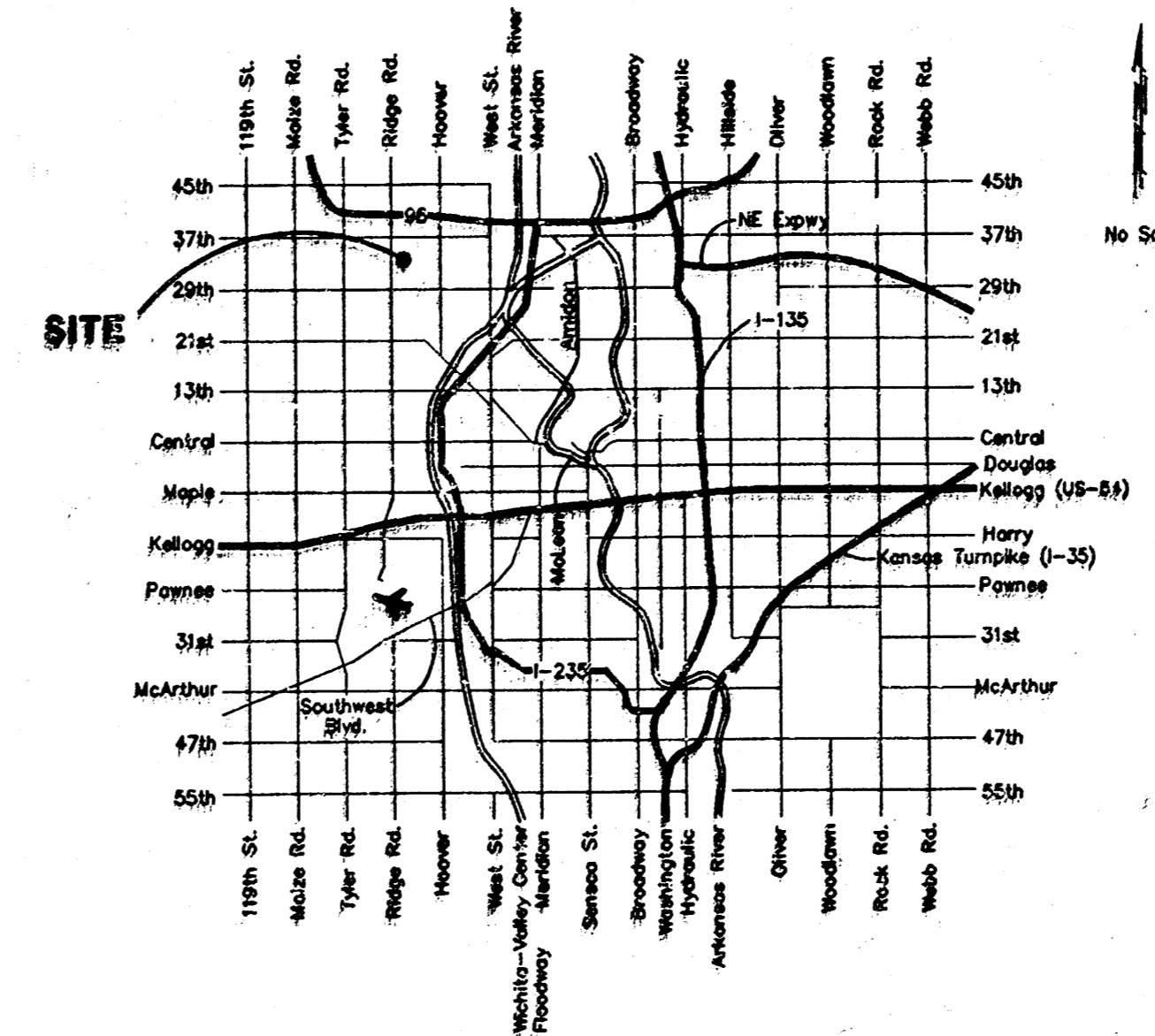


### General Notes

1. Contractor will be required to provide notice to utility companies a minimum of forty-eight (48) hours prior to any excavation, as follows:  
Kansas One-Call 687-2470  
The Contractor must notify the following in case of an emergency:  
MultiMedia Cablevision 262-4270  
Kansas Gas Service Company 383-8650  
Kansas Gas & Electric Company 383-8600  
Peoples Gas Company 942-7600  
Southwestern Bell Telephone Company 1-571-2611  
City of Wichita Water Department 268-4908  
City of Wichita Sewer Department 268-4071
2. The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state laws.
3. The Contractor shall notify pipeline companies at least 48 hours in advance of work being performed across and/or adjacent to pipelines.
4. All areas disturbed by construction operations shall be seeded with rye grass at a rate of 6 lbs. per 1000 sq. feet or as per city specs. Contractor to prepare ground to city specifications.
5. Utility service lines, poles, valve boxes, meters, et cetera are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design and shall be field verified. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
6. Contractor shall not start work on the project until the project inspector is assigned to the project and is present on the site. Any work done without inspection will be required to be uncovered for inspection.
7. Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations that, in the opinion of the Engineer, will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.
8. Contractor will coordinate project construction with other public and private contracts to serve area.



SCALE: 1"=100'



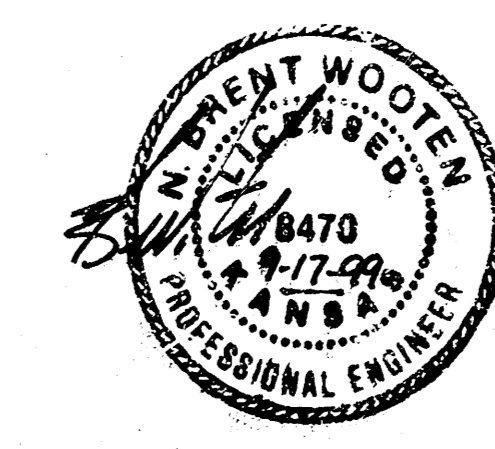
Location Map

APPROVED AS NOTED  
BY CITY ENGINEER OF WICHITA  
Sanitary Sewers: URH 9/17/99

NOTE TO CONTRACTORS  
Installation, inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).

Booked  
P-117  
3-13-00  
RDL

Built by  
WILD CAT CONST.

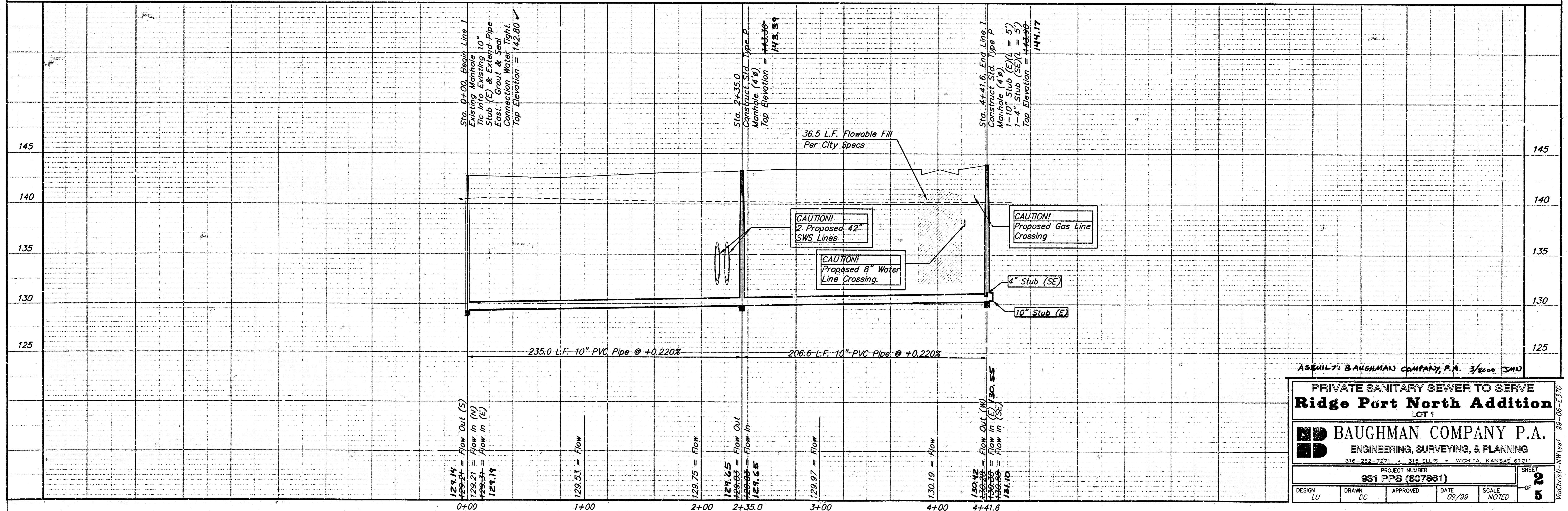
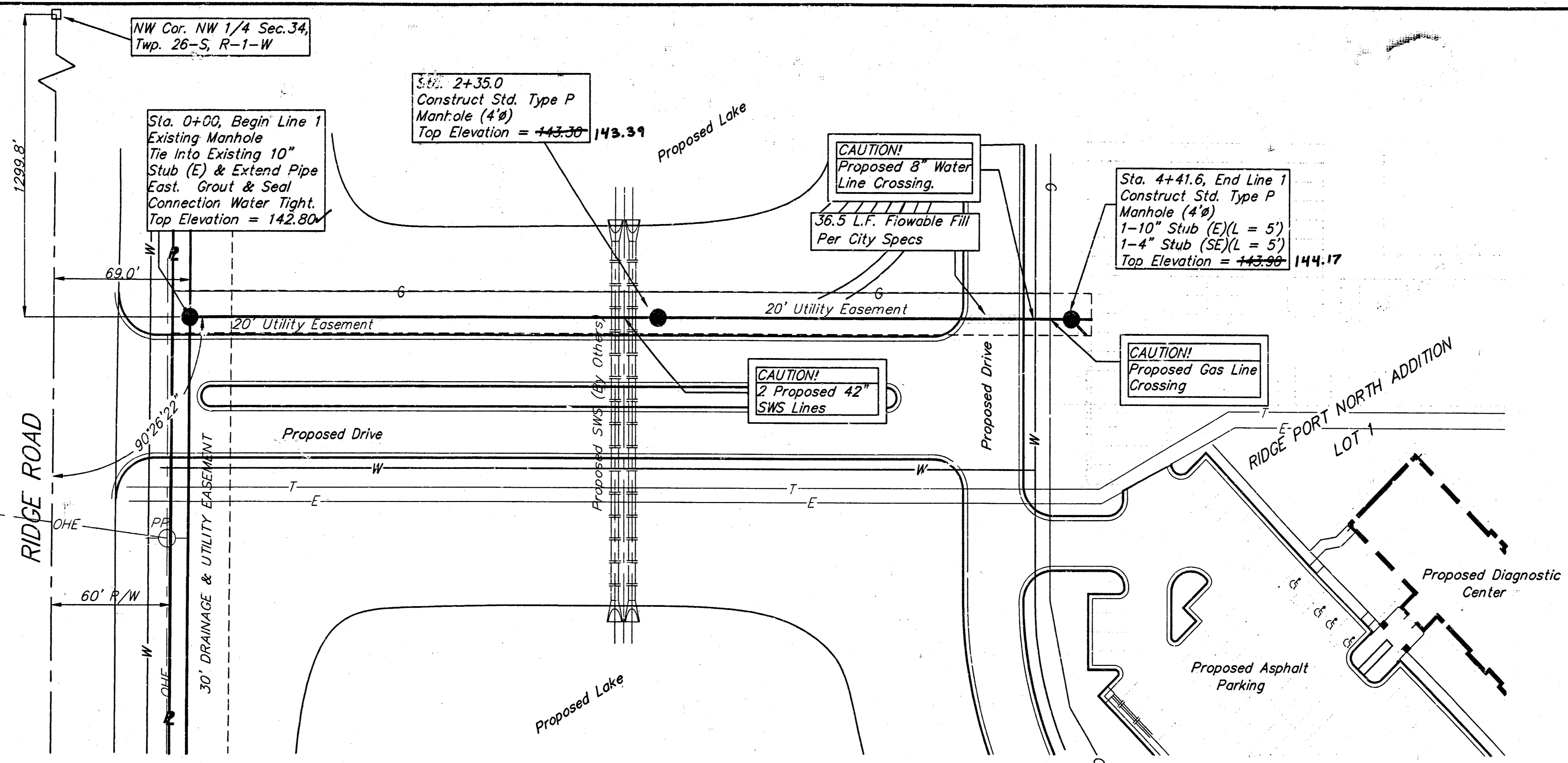


PROJECT INSPECTED + ASBUILT  
BY BAUGHMAN COMPANY, P.A. 3/2000 JMN

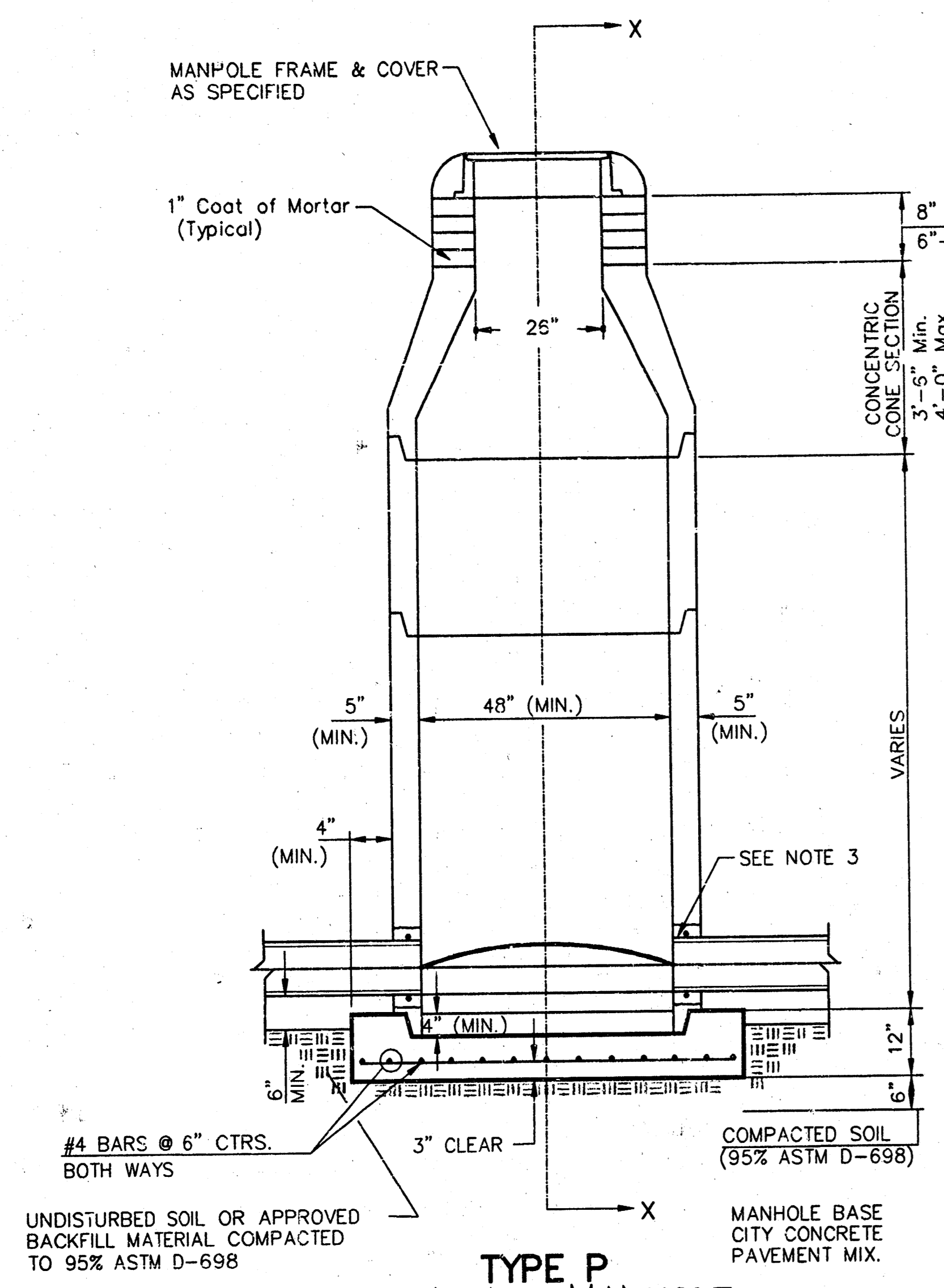
**BAUGHMAN COMPANY P. A.**  
ENGINEERING, SURVEYING, & PLANNING  
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

16-10-4-B

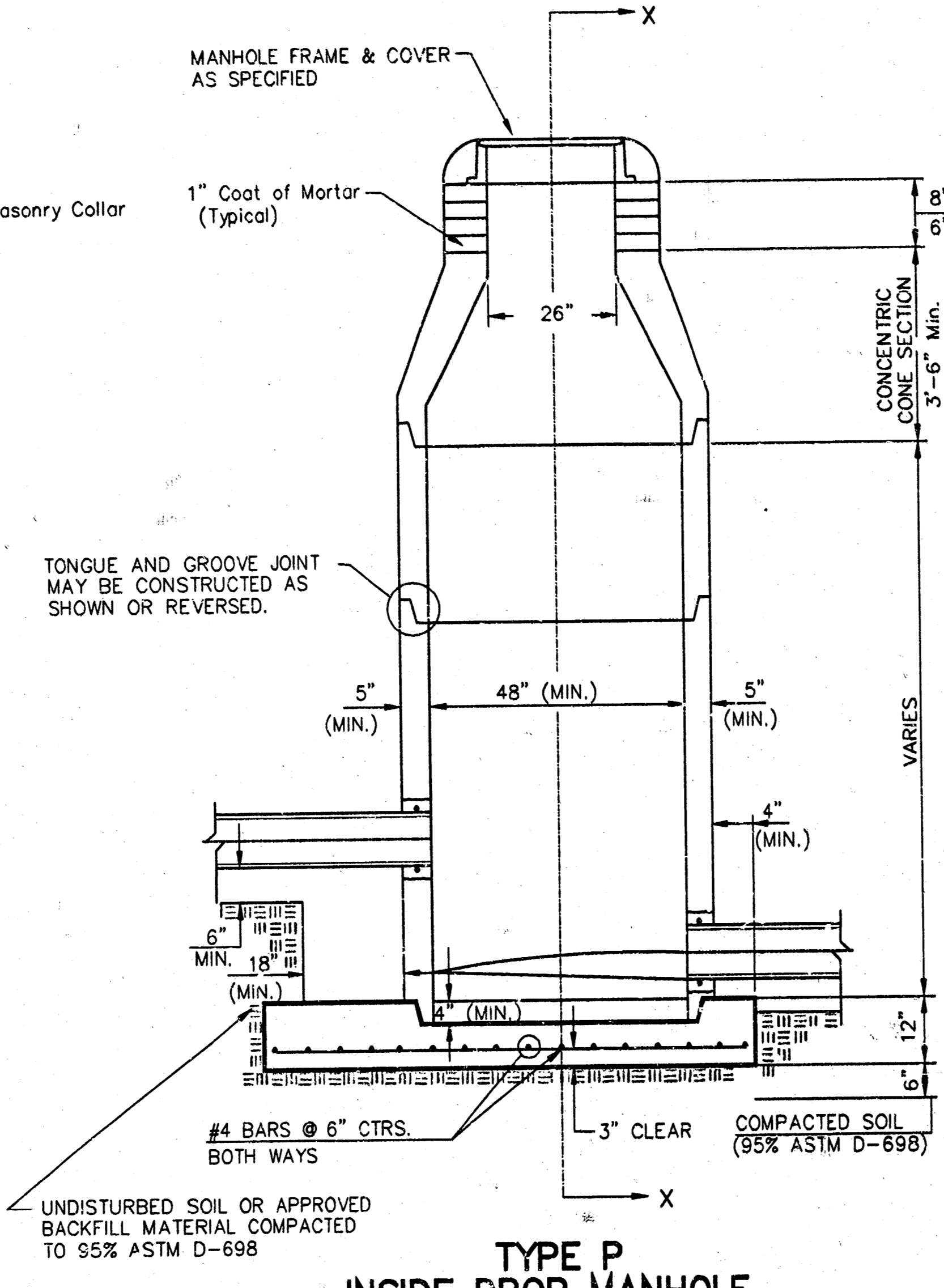
- BENCHMARKS:**
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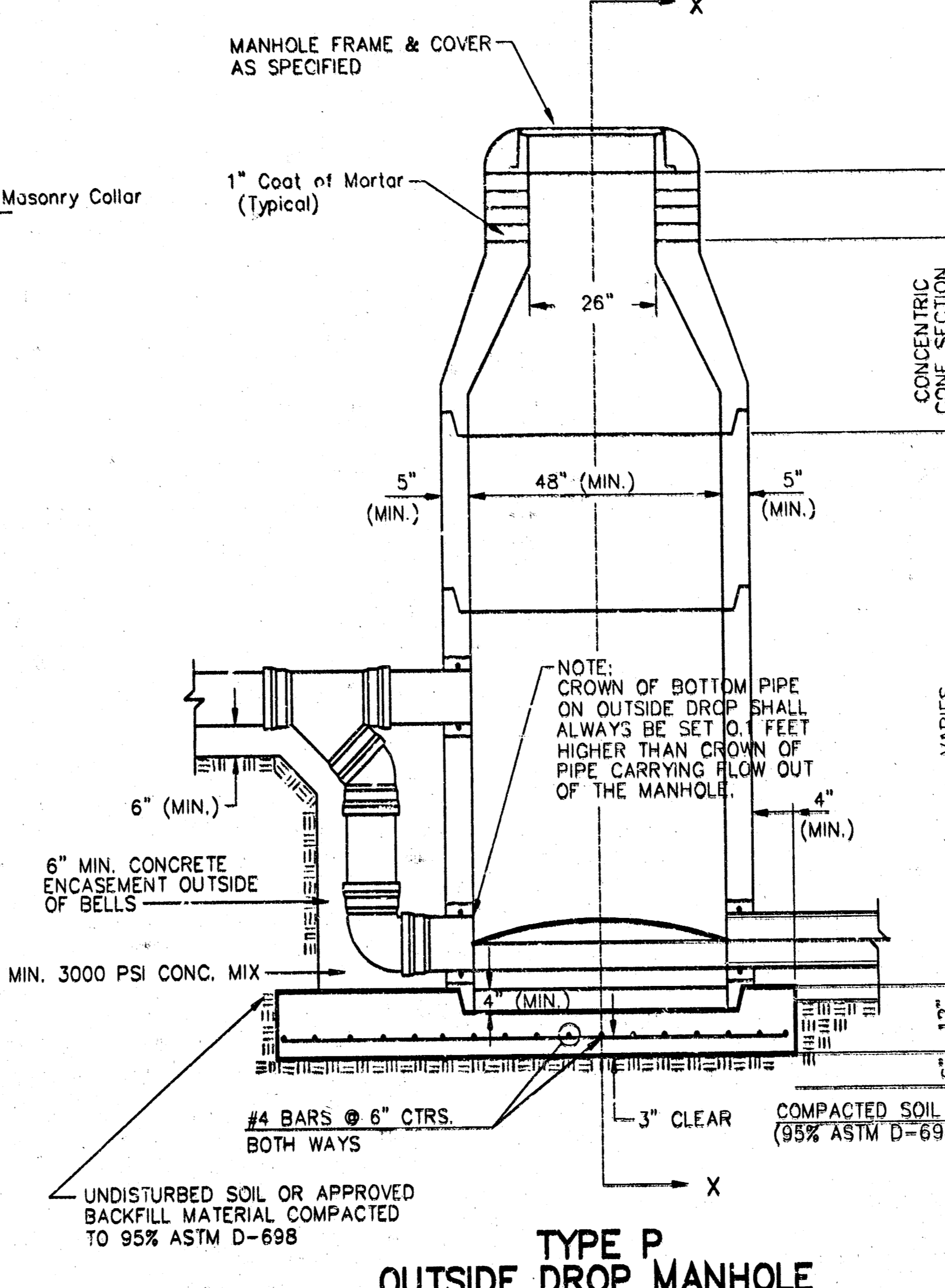
# SEWER APPURTENANCES DETAILS



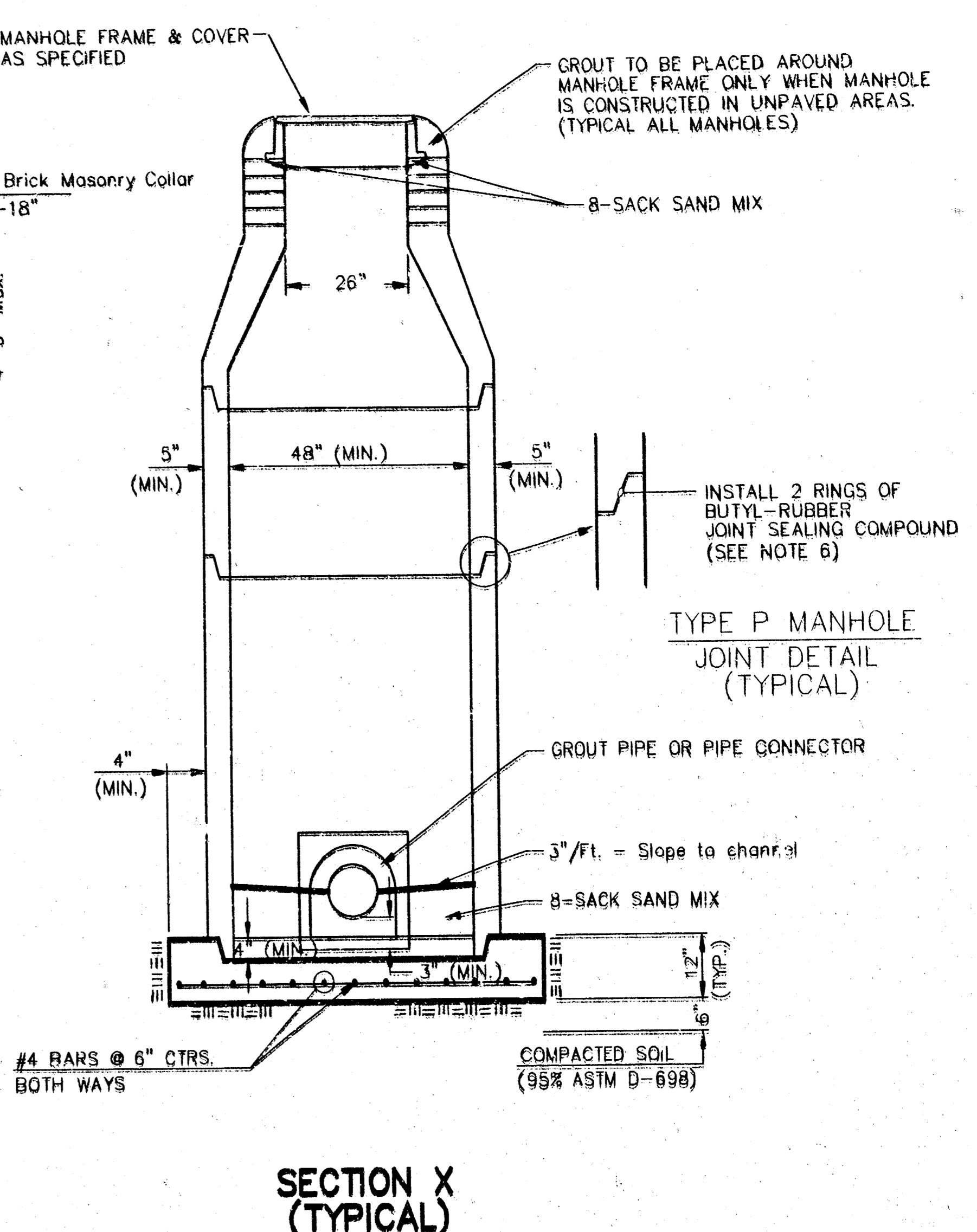
**TYPE P STANDARD MANHOLE**



**TYPE P INSIDE DROP MANHOLE**



**TYPE P OUTSIDE DROP MANHOLE**



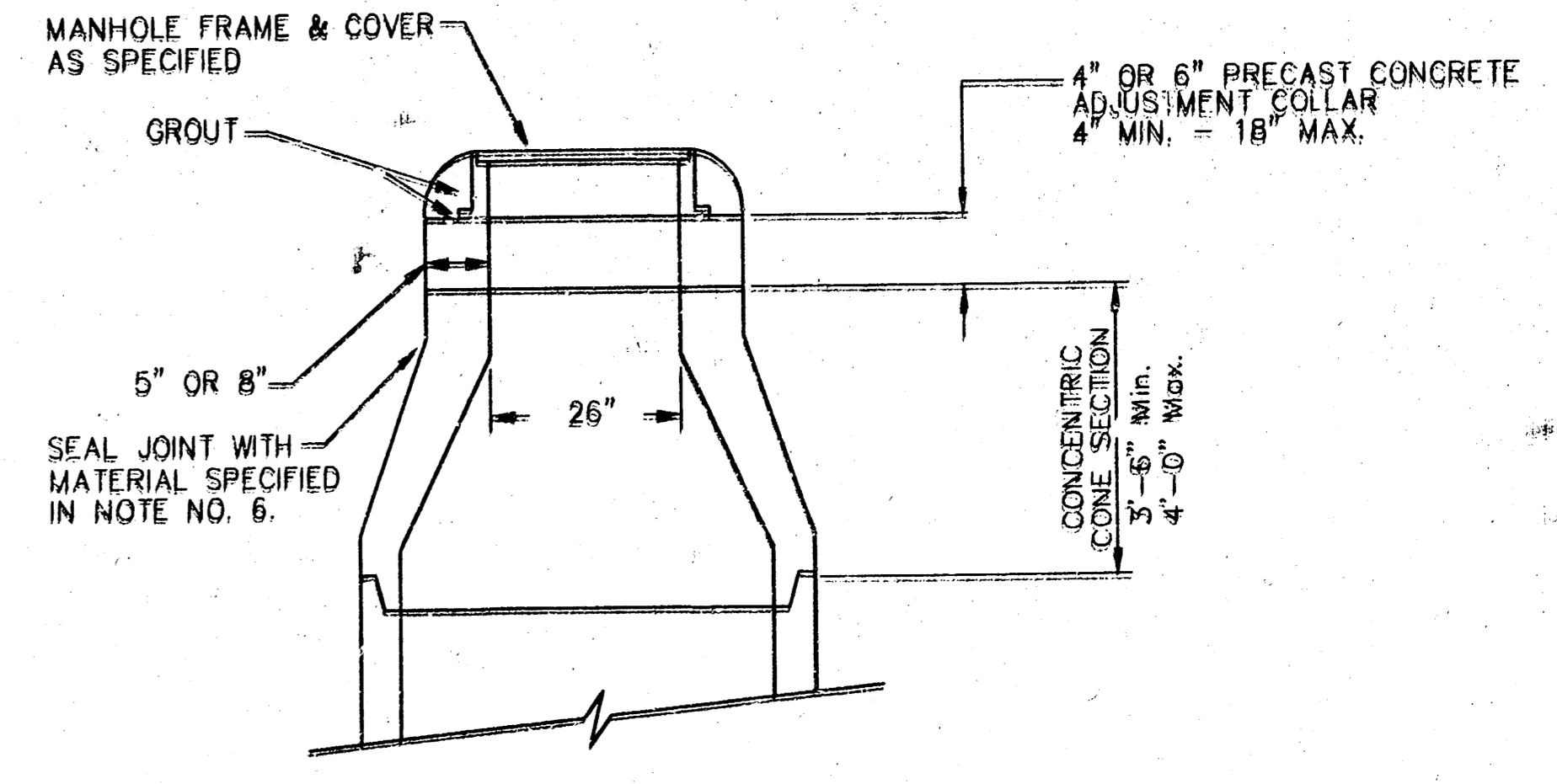
**SECTION X (TYPICAL)**

**GENERAL NOTES**  
**PRECAST MANHOLE NOTES**

1. ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
2. NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
3. APPROVED FLEXIBLE WATERSTOP GASKETS SHALL BE INSTALLED TO JOIN THE SEWER TO THE MANHOLE WALL WHEN A.B.S. COMPOSITE PIPE OR P.V.C. PIPE IS USED. FOR OTHER TYPES OF PIPE THE SEWER PIPE SHALL BE GROUDED IN PLACE WITH NON-SHRINK GROUT. THE SEWER PIPE SHALL BE SUPPORTED WITH CONCRETE ENCASEMENT A MINIMUM OF 3 FEET FROM THE MANHOLE WALL AND TO THE FIRST JOINT FOR V.C.P. SUCH THAT THE JOINT REMAINS FLEXIBLE.
4. ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS INEMEC SERIES 66 HI-BUILD EPOXOLINE, DRY THICKNESS OF 8 MILS (MIN.).
5. EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS COATING.
6. JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
7. PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
8. TOP OF MANHOLE FLOOR SLAB SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE OUTLET PIPE TO INSURE SUFFICIENT MINIMUM THICKNESS OF SHAPED INVERT.
9. LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
10. MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 8 SACKS OF CEMENT PER CUBIC YARD. CONCRETE USED IN MANHOLE BASES SHALL CONFORM TO THE REQUIREMENTS OF CONCRETE FOR CONCRETE PAVEMENT CONSTRUCTION AS SPECIFIED IN THE CITY STANDARD PAVING SPECIFICATIONS USING CITY CONCRETE PAVEMENT MIX WITHOUT AIR ENTRAINING ADMIXTURE. MORTAR SHALL BE PLACED AROUND THE MANHOLE RING AS SHOWN ON THE DRAWINGS WHEN MANHOLES ARE CONSTRUCTED IN UNPAVED AREAS. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE SMALLER THAN 24" SHALL HAVE AN INSIDE DIAMETER OF 4". MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE 24" OR LARGER SHALL HAVE AN INSIDE DIAMETER OF 5". COMPLETED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.

11. REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO. 4 BARS PLACED ON 6" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED AT LEAST 3" ABOVE THE BOTTOM OF THE MANHOLE BASE. ALL COSTS FOR FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.
12. OPENINGS SHALL BE CUT INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS CUT INTO EXISTING MANHOLES SHALL BE AS SMALL AS PRACTICAL TO FACILITATE INSTALLING AND GROUDED THE NEW PIPE IN PLACE. WATERSTOP GASKETS SHALL BE USED WITH P.V.C. AND A.B.S. COMPOSITE PIPE. THE NEW PIPE SHALL BE GROUDED INTO THE OPENING USING AN APPROVED NON-SHRINK GROUT FOR THE FULL MANHOLE WALL THICKNESS. THE EXTERIOR OF THE COMPLETED CONNECTION SHALL BE SEALED WITH AN APPROVED BITUMINOUS COATING SUCH THAT THE CONNECTION WILL BE WATER TIGHT. FLOOR OF MANHOLE SHALL BE MODIFIED TO FORM NEW FLOW CHANNEL FOR THE NEW CONNECTION AS INDICATED BY THE DRAWING. THIS WORK, INCLUDING MODIFICATION OF MANHOLE FLOOR, SHALL BE PAID FOR AT THE UNIT PRICE BID FOR OUTSIDE DROP STACK CONSTRUCTED ON EXISTING MANHOLE.
13. THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF CLEANING AND FREE OF AREAS WHERE SOLIDS COULD BE DEPOSITED AS SEWAGE FLOWS THROUGH THE MANHOLE FROM ALL INLET PIPES TO THE OUTLET PIPE. FLOW CHANNELS SHALL BE FORMED TO MATCH THE BOTTOM HALVES OF THE INFLOWING PIPES AND THE OUTFLOWING PIPE AS SHOWN BY THE DRAWINGS EXCEPT FOR INSIDE DROP MANHOLES. FLOW CHANNELS FOR INSIDE DROP MANHOLES SHALL BE CONSTRUCTED AS INDICATED BY THE DRAWING. MANHOLE FLOORS SHALL HAVE SLOPES OF 3 INCHES PER FOOT IN THE AREAS OUTSIDE OF THE FLOW CHANNELS SLOPED TOWARD THE FLOW CHANNELS. PIPES LAID THROUGH MANHOLES SHALL HAVE THE TOP HALF REMOVED TO NEAT LINES FOR THE FULL INSIDE DIAMETER OF THE MANHOLE. MANHOLE FLOORS SHALL THEN BE SHAPED AROUND THE BOTTOM HALF OF THE PIPE WHICH FORMS THE FLOW CHANNEL.
14. PIPES INSTALLED WITHIN THE EXCAVATION MADE FOR THE MANHOLE SHALL BE CRADLED WITH CONCRETE TO THE LIMITS OF THE MANHOLE EXCAVATION. WHEN CLAY PIPE IS USED, THE CRADLE SHALL EXTEND TO THE FIRST JOINT OUTSIDE THE MANHOLE. THE CRADLE SHALL BE TERMINATED AT THE CLAY PIPE JOINT IN A MANNER WHICH WILL MAINTAIN THE FLEXIBILITY OF THE JOINT. COST OF CRADLE WITHIN MANHOLE EXCAVATION OR TO CLAY PIPE JOINTS ADJACENT TO MANHOLE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.

15. MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.
16. THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 2' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES LARGER THAN 12". THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
17. STANDARD MANHOLES AND STANDARD INSIDE DROP MANHOLES SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.
18. A BRICK MASONRY COLLAR SHALL BE INSTALLED BETWEEN THE CAST IRON FRAME AND THE CONCENTRIC CONE. THE COLLAR WILL HAVE 8" WALLS AND A VERTICAL HEIGHT OF 6" MINIMUM AND 18" MAXIMUM. A 1" COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR. THE USE OF PRE-CAST CONCRETE SPACERS FOR MANHOLE TOP ADJUSTMENT IS ALSO ALLOWED.



**ALTERNATE CONSTRUCTION IN UNPAVED AREAS**

CITY OF WICHITA  
**STD. MANHOLE DETAILS**  
SEWER APPURTENANCES

**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
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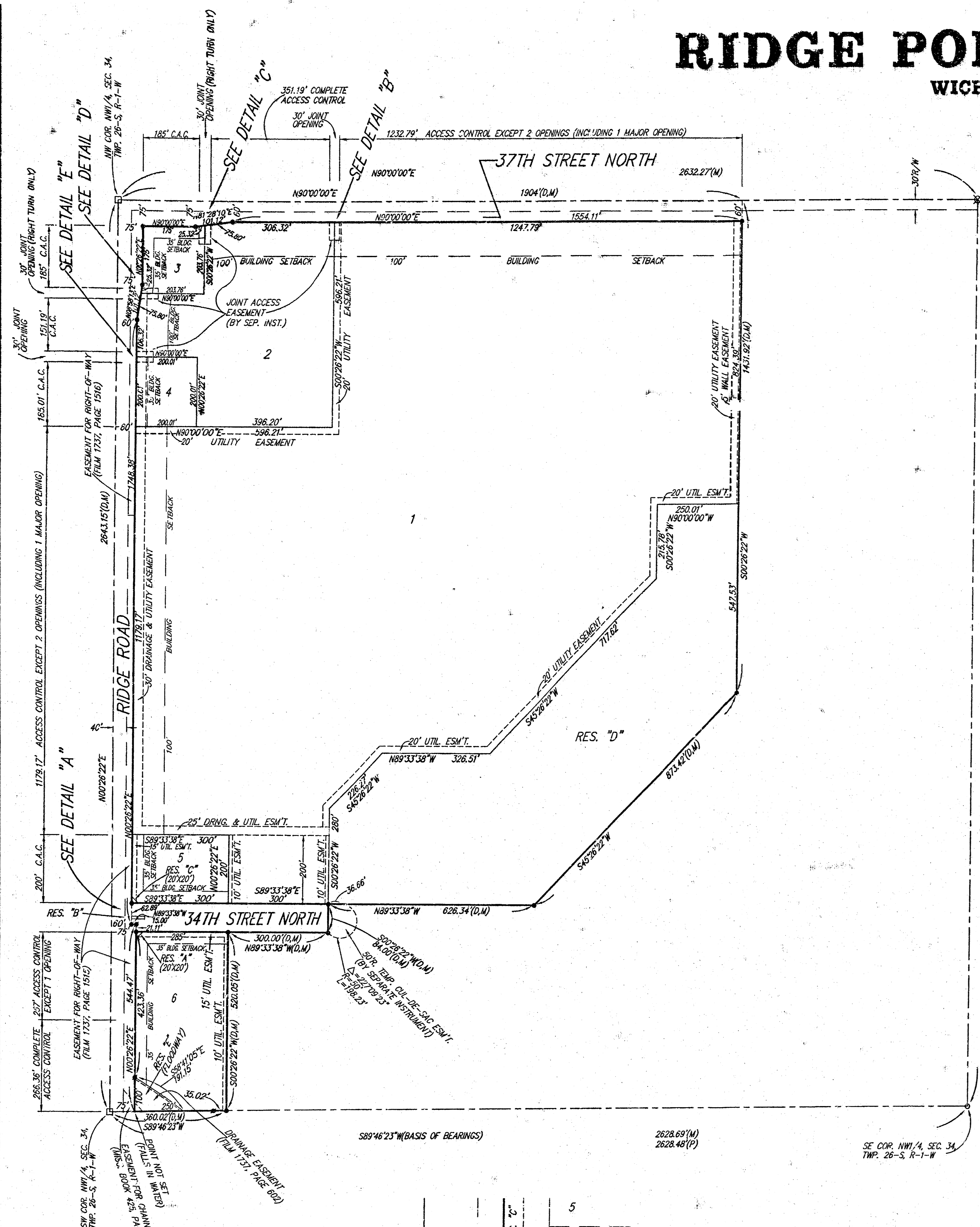
PROJECT NUMBER  
**931 PPS (507861)**

DESIGN STAFF: [ ] DRAWN STAFF: [ ] APPROVED: [ ] DATE: 09/99 SCALE: NONE SHEET: 3 OF 5



# RIDGE PORT NORTH ADDITION

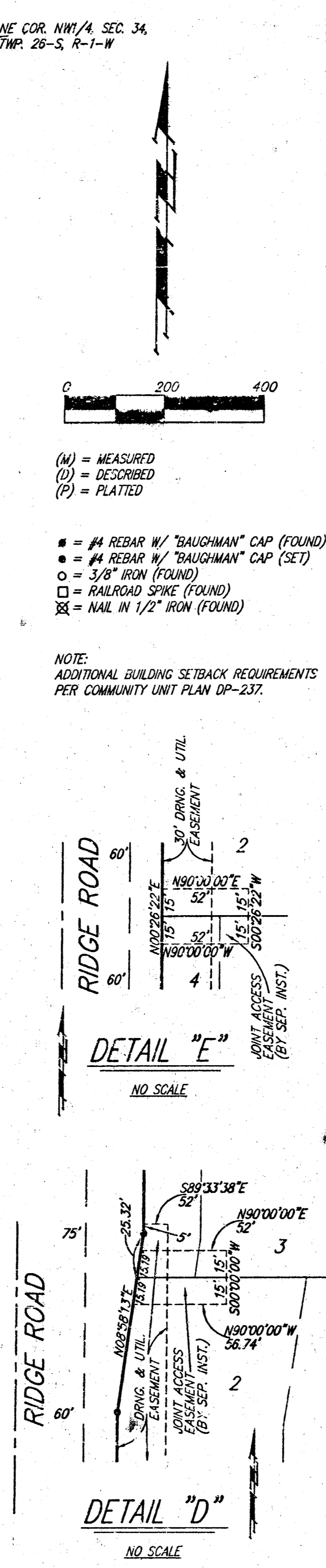
## WICHITA, SEDGWICK COUNTY, KANSAS



BLOCK	LOT	ELEVATION (CITY DATUM)
1	1	144.6
1	2,4	144.6
1	5	142.8
1	6	142.6

**BENCHMARK:**  
CITY DISC - SW COR. RIDGE RD. & 28TH ST. NO., 80.8' S. & 63.7' W. OF E. BOUTH.  
ELEV. = 139.15 CITY DATUM (1326.55 M.S.L.)

**NOTE:**  
NO BUILDING PERMITS ARE TO BE ISSUED FOR ANY LOTS WITHIN "RIDGE PORT NORTH ADDITION" UNLESS THE LOWEST FLOOR CAN BE CONSTRUCTED AT OR ABOVE THE BASE FLOOD ELEVATION OR UNLESS THE CITY OF WICHITA HAS RETRIEVED A LETTER OF MAP REVISION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY WHICH WILL THEN ALLOW BUILDINGS TO BE CONSTRUCTED AT THE LOWEST OPENING AS SPECIFIED ABOVE.



- (M) = MEASURED
  - (D) = DESCRIBED
  - (P) = PLATTED
  - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = 3/8" IRON (FOUND)
  - = RAILROAD SPIKE (FOUND)
  - ⊗ = NAIL IN 1/2" IRON (FOUND)
- NOTE:**  
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER COMMUNITY UNIT PLAN DP-237.

State of Kansas) SS  
Sedgwick County)

We, Baughman Company, P.A. Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "RIDGE PORT NORTH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract of land in the NW 1/4 of Sec. 34, Twp. 26-S R-1-W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the NW corner of said NW 1/4; thence N90°00'00" along the north line of said NW 1/4, 1304.00 feet; thence S00°26'22" parallel with the west line of said NW 1/4, 1431.92 feet; thence S45°26'22" W, 873.42 feet; thence N89°33'38" W, 626.34 feet to a point 660 feet normally distant east of the west line of said NW 1/4; thence S00°26'22" parallel with the west line of said NW 1/4, 84.00 feet; thence N89°33'38" W, 300.00 feet; thence S00°26'22" parallel with the west line of said NW 1/4, 520.05 feet to a point on the south line of said NW 1/4; thence S89°46'23" W along the south line of said NW 1/4, 360.02 feet to the SW corner of said NW 1/4; thence N00°26'22" along the west line of said NW 1/4, 2643.15 feet to the point of beginning, all being subject to road rights-of-way of record.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Correy, Surveyor  
Michael G. Correy

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Streets, and Reserves to be known as "RIDGE PORT NORTH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The wall easement is hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross this easement. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "C" are hereby reserved for landscaping, entry monuments, utilities, screening walls, and open space. Reserve "B" is hereby reserved for landscaping, open space, utilities, entry monuments, and streets. Reserve "D" is hereby reserved for drainage purposes, ponds, landscaping, open space, berms, gazebos, screening walls, and sidewalks. Reserve "E" is hereby reserved for floodway, drainage purposes, and open space, and no buildings shall be constructed or placed on or within said Reserve "E", nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the appropriate governing body. Reserves "A", "B", "C", "D", and "E" shall be owned and maintained by the lot owners association for the addition. All abutters rights of access to or from Ridge Road and to or from 37th Street North shall be as indicated on the face of the plat. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Ken-Win Farms, Inc.  
Bruce K. Ott, President  
R & R Realty, LLC  
Joy W. Russell, Manager  
Kevin M. Mullen, Manager  
Via Christi Property Services, Inc.  
David M. Mohr, President

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 31st day of March, 1999, by Bruce K. Ott, President of Ken-Win Farms Inc., on behalf of the corporation.  
Diana L. Bower, Notary Public

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 31st day of March, 1999, by Joy W. Russell, Manager of R & R Realty, LLC, on behalf of the company.  
Judith M. Terhune, Notary Public

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 31st day of March, 1999, by David M. Mohr, President of Via Christi Property Services, Inc., on behalf of the corporation.  
Diana L. Bower, Notary Public

This plat of "RIDGE PORT NORTH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this 14th day of January, 1999  
Wichita-Sedgwick County Metropolitan Area Planning Commission

William M. Johnson, Chairman  
Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 25th day of May, 1999.

Bob Knight, Mayor  
Pat Burnett, City Clerk

Entered on transfer record this 7th day of June, 1999.  
James Alford, County Clerk

State of Kansas) SS  
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 9th day of June, 1999, at 1:50 o'clock A.M.; and is duly recorded.

Bill Meek, Register of Deeds  
Linda Kizicki, Deputy

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "RIDGE PORT NORTH ADDITION", Wichita, Sedgwick County, Kansas.

Intrust Bank, N.A.  
GARY D. SCHMITT, S.E. V.P.

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 5th day of March, 1999, by GARY D. SCHMITT, SENIOR VICE-PRESIDENT of the Intrust Bank, N.A., on behalf of the bank.

Rhonda M. von Mosch, Notary Public

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 31st day of March, 1999, by Kevin M. Mullen, Manager of R & R Realty, LLC, on behalf of the company.

Judith M. Terhune, Notary Public

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 31st day of March, 1999, by David M. Mohr, President of Via Christi Property Services, Inc., on behalf of the corporation.

Diana L. Bower, Notary Public

BAUGHMAN COMPANY P.A.  
ENGINEERING, SURVEYING & PLANNING